

SUPPLEMENTAL INFORMATION #1

For Planning Commission Agenda of:
March 18, 2021

<input type="checkbox"/>	Consent Agenda Item	}	
<input type="checkbox"/>	Continued Hearing Item	}	
<input checked="" type="checkbox"/>	Public Hearing Item	}	No. <u>H-2</u>
<input type="checkbox"/>	Department Report	}	
<input type="checkbox"/>	Old Business	}	

Re: **Arcata Land Company Conditional Use Permit**

Record Number: PLN-12255-CUP

Assessor's Parcel Numbers (APN): 506-231-021 and 505-151-011

2920 Foster Avenue, Arcata

Below for the Planning Commission's record and review are the following supplementary information items:

1. Additional Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project.
2. Public Comment.

ATTACHMENT 1

Additional Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project

Noise from all fans associated with the project must not exceed 60 decibels (dBA) at the project property lines in order to maintain clearly acceptable noise levels within adjacent residences.

This condition is intended to address concerns raised by members of the public regarding fan noise and is based on the fact that standard construction of a wood frame house reduces noise transmission by 15dBA, and the County General Plan Noise Element specifies that noise in the interior of residences should not to exceed 45dBA.

ATTACHMENT 2
PUBLIC COMMENT

Yandell, Rodney

From: Bob Hoopes <charleen707@gmail.com>
Sent: Thursday, March 11, 2021 5:03 PM
To: Planning Clerk
Subject: Arc. Land Co. App. #12255

Planning Director,

RE: Arcata Land Co. Application #12255

Regarding the hearing scheduled for March 18, 2021, and the referenced application for a one million square foot Industrial Cannabis Grow in Arcata, I would like to express my grave concern over its implementation. Research tells me that it will be the 9th largest grow in the United States.

In addition to increased water use and health concerns due to air quality, light and noise pollution, we have seen time and again media reports of the pesticides this crop requires and their misuse. In addition, when the prevailing winds are active, the grow established on West End Road affects all of the properties beyond it in a negative way and we know that the Arcata Bottoms, where this grow will be located, receives those winds off the bay on a regular basis. Only in this case it will affect Arcata proper.

An Environmental Impact Review must be done on this project if for no other reason than for the pesticides that will be required in a grow of this size, and their possible leaching into the ground water table.

Please reject this application. I urge you to consider quality of life in an area known for its environmental beauty, over dollars.

Thank you.

Charleen Hoopes

Yandell, Rodney

From: IHummingbird <quosis1@gmail.com>
Sent: Friday, March 12, 2021 8:52 AM
To: Planning Clerk
Subject: Sun Valley Bulb Farm

Hello planning commission members,

I'm writing to address the ongoing issues of continued pesticides, namely round up, used along with other harmful substances used through out the sun valley bulb farm's operations at Seidel road in Arcata, ca. I am aware of employees being exposed to toxic, harmful pesticides and chemicals and having rashes and severe health issues after exposure. Sometimes these employees have been offered to work in other parts of the facility as a result of their exposure and subsequent health related issues, however nothing has been done to change policies or protect employees by not using toxic chemicals, and namely round up.

It is common knowledge and neighboring organic farms have animals that have been exposed to red tide runoff, and when approached the owners, was threatened with an eviction notice. This kind of bullying and threatening behavior is the companies way of leveraging authority rather than being a "good neighbor!"

The bulb farm is near an elementary school and it is documented that round up is toxic, causing cancer and responsible for many other grave health concerns. As sighted in this, UCD, document.

https://wric.ucdavis.edu/ucd-access/pdf/2016_WWG_38a_Wilen.pdf

It is my concern that De Vries has

been given the green light to have a large marijuana license to grow on this same property that has for decades used glyphosate, aka round up. This property, being so close to an elementary school, is one of the most disheartening unjust s to our young children and our community if heard being approved in our local history, not to mention the largest commercial grow in California.

I urge you to shut this company down, leverage fines until this mess is cleaned up and refined any such licenses, especially a huge marijuana grow.

Sincerely,

Carole Segura.

Yandell, Rodney

From: Heather <heather250@gmail.com>
Sent: Sunday, March 14, 2021 1:34 PM
To: Planning Clerk
Subject: Cannabis Project

Greetings,

We are deeply concerned about the cannabis grow proposed by Sun Valley in Arcata. As long-time Arcata residents, we feel such an enormous project deserves an Environmental Impact Statement.

While in favor of cannabis and improving the economy, too little is known about the risks of planting, growing and harvesting nearly 23 acres of cannabis.

The community deserves to understand the effects this project will have on our health and environment.

We call for planners to withhold approval on this project until studies can be done.

Regards,

Heather Verville
Rick Brazeau
951 15th St.
Arcata

Heather250@gmail.com

Yandell, Rodney

From: Lisa R Pelletier <lrp13@humboldt.edu>
Sent: Sunday, March 14, 2021 1:51 PM
To: Planning Clerk
Cc: dloya@cityofarcata.org; Brett Watson; spereira@cityofarcata.org; satkinssalazar@cityofarcata.org; egoldstein@cityofarcata.org; sschaefer@cityofarcata.com; Madrone, Steve; Wilson, Mike; CityMgr@cityofarcata.org
Subject: NO to mega cannabis grow in Arcata!

Dear Members of the Humboldt Planning Commission,

I join with my neighbors in Arcata in requesting that you reject the proposal for a huge cannabis grow in the Arcata bottoms, as proposed by Sun Valley. I am deeply shocked that so few of our neighbors were even informed about the project, much less allowed time to study the proposal.

So once again, yet another project is being rushed through under stealth and without the benefit of a full environmental impact report. This is unconscionable! Given the project's size (equal to 17 football fields!), the citizens of this county deserve a full hearing as to all the environmental impacts, from increased traffic to health impacts from contaminated air and water wells, and ecological devastation.

In short, we demand that at the very least, you undertake a full EIR report and slow the process down in order to give people time to properly consider all the impacts of having a mega cannabis grow bordering our small town. Better yet, please reject this proposal completely! We don't want it here, as it will completely change the character of Arcata, and do untold harm to the health and well being of our neighbors. Thank you.

Lisa Pelletier
Arcata, CA

Yandell, Rodney

From: Jennifer M. Bell <Jennifer.Bell@humboldt.edu>
Sent: Sunday, March 14, 2021 3:58 PM
To: Planning Clerk
Subject: Arcata Land Company #12255

As a citizen of Humboldt County for over 40 years I would like to say that I am completely against the proposed 23 acre cannabis grow that is being proposed by the Arcata Land Company AKA Sun Valley. Thank you for listening and reacting to our concerns. Sincerely Jennifer Bell

--

Jennifer Bell, Project Director

Food for Thought

A DreamMaker Project of

The Ink People Center for the Arts

(707) 601-3663

www.myfoodforthought.wordpress.com

Yandell, Rodney

From: Jennifer K Mager <Jennifer.Mager@humboldt.edu>
Sent: Sunday, March 14, 2021 4:45 PM
To: Planning Clerk
Subject: Letter of opposition for reference the Arcata Land Co., application # 12255

Dear Planning Commissioners and Planning Department,

My family is very opposed to the Commercial Cannabis Outdoor Cultivation Project, Application 12255 in Arcata because it will have a negative effect on the health, safety and well being of our neighborhoods.

Please take into consideration the impacts this project will have on not only the immediate residential areas, but our schools and neighbors within any near proximity.

Thank you,
Jennifer Mager

Yandell, Rodney

From: Gary Friedrichsen <gary@jacobycreek.net>
Sent: Sunday, March 14, 2021 4:48 PM
To: Planning Clerk
Subject: Opposition to Project #12255

The project that Arcata Land Co., application # 12255, is way over the top for our city and our County. As residents of Arcata for the past fifty years we have appreciated this community and the effort put forth to attract "green" jobs and sustainable products. The harm this size of indoor grow is not in keeping with those efforts and seems to smack of huge agi-business with little concern for the neighbors and/or the community, Too much plastic is going to be used and discarded in our already beleaguered landfills.

Yandell, Rodney

From: Nancy E Pelletier <nep5@humboldt.edu>
Sent: Sunday, March 14, 2021 6:39 PM
To: Planning Clerk
Cc: spereira@cityofarcata.org; BWatson@cityofarcata.org; egoldstein@cityofarcata.org; Stacy Atkins-Salazar; sschaefer@cityofarcata.org; Karen Diemer; Wilson, Mike
Subject: NO to mega-cannabis grow

Dear Members of the Humboldt Planning Commission,

Although technically the proposed mega-cannabis grow is outside the city limits of Arcata, it is JUST OUTSIDE bordering many homes within city limits and can effect those residents with air and ground water contamination and increased traffic! It is also within 1/2 mile (as the crow flies or better said as the wind blows) from 2 schools: Union Pacific on Janes Rd. and Trillium charter school on the corner of Alliance and Spear Rd.s

I join with my neighbors in Arcata in requesting that you reject the proposal for a huge cannabis grow in the Arcata bottoms, as proposed by Sun Valley (agenda item H2).

I am deeply shocked that so few of our neighbors were even informed about the project, much less allowed time to study the proposal.

So once again, yet another project is being rushed through under stealth and without the benefit of a full environmental impact report. This is unconscionable! Given the project's size (equal to 17 football fields!), the citizens of this county deserve a full hearing as to all the environmental impacts, from increased traffic to health impacts from contaminated air and water wells, and ecological devastation.

In short, we demand that at the very least, you undertake a full EIR report and slow the process down in order to give people time to properly consider all the impacts of having a mega cannabis grow bordering our small town. Better yet, please reject this proposal completely! We don't want it here, as it will completely change the character of Arcata, and do untold harm to the health and well being of our neighbors. Thank you.

Nancy Pelletier
Arcata, CA

Yandell, Rodney

From: Thomas W Dewey <thomas.dewey@humboldt.edu>
Sent: Sunday, March 14, 2021 7:52 PM
To: Planning Clerk
Subject: We oppose MJ Sun Valley Grow Arcata Land Co. application # 12255

Dear Humboldt County Planning:

We own and live in a home in Arcata approximately 0.7 mile away from this proposed enormous marijuana grow.

WE OPPOSE IN THE STRONGEST POSSIBLE TERMS THE APPROVAL OF THIS PROJECT.

Our concerns include, but are not limited to, the following:

- Health threat caused by discharge and/or leakage of pesticides into the air and ground water table.
- Health threat caused by vapors from the plants themselves
- Nuisance odor affecting our quality of life
- Decrease of our property value
- Negative impact on future Life Care Humboldt property, senior housing immediately southeast

Please stop this project.

Sincerely,
Thomas and Amy Dewey
3324 Antoinette Ct
Arcata, CA 95521

Yandell, Rodney

From: Lisa R Pelletier <lrp13@humboldt.edu>
Sent: Sunday, March 14, 2021 11:16 PM
To: Planning Clerk; dloya@cityofarcata.org; spereira@cityofarcata.org; Wilson, Mike; CityMgr@cityofarcata.org
Subject: No to mega cannabis grow!

Dear Members of the Humboldt Planning Commission,

I join with my neighbors in Arcata in requesting that you reject the proposal for a huge cannabis grow in the Arcata bottoms, as proposed by Sun Valley/Arcata Land Co. (Agenda item H.2). I am deeply shocked that so few of our neighbors were even informed about the project, much less allowed time to study the proposal. So once again, yet another project is being rushed through under stealth and without the benefit of a full environmental impact report. This is unconscionable! Given the project's size (equal to 17 football fields!), the citizens of this county deserve a full hearing as to all the environmental impacts, from increased traffic to health impacts from contaminated air and water wells, and ecological devastation. Not to mention that there are two schools within a short distance of the proposed site, as well as a head-start program. What injection of tax revenues is worth gambling with the health of our children?? We demand that at the very least, you undertake a full EIR report and slow the process down in order to give people time to properly assess all the impacts of having a mega cannabis grow bordering our small town. Better yet, please reject this proposal entirely! We don't want it here, as it will completely change the character of Arcata, and do untold harm to the health and well being of our neighbors. Thank you.

Lisa Pelletier
Arcata, CA

Yandell, Rodney

From: Linda Alm <lalm54@gmail.com>
Sent: Monday, March 15, 2021 9:01 AM
To: Yandell, Rodney
Subject: Re: Comments re cannabis factory proposal

On Sun, Mar 14, 2021 at 9:25 PM Linda Alm <lalm54@gmail.com> wrote:

To: Rodney Yandell, Humboldt County Planning and Building Department

March 14, 2021

Re: Lane Devries's Arcata Land Company proposal for Arcata Bottom

I have numerous concerns about the 23 acre cannabis factory proposed for the outskirts of Arcata near Sun Valley Bulb Farm. Many of my concerns have already been raised - by neighbors who understand what the cumulative impact of this proposed factory will likely have - on the groundwater, the traffic, the air quality, the bay and the level of noise and light pollution. But, since my work for the past 42 years has been as a Registered Nurse, I will focus my concern on the health and safety of the 76 new workers that Arcata Land Company (currently owned by Lane Devries of Sun Valley Bulb Farm) would like to hire. In my personal experience, living right next to Sun Valley Bulb Farm on Upper Bay Road many years ago (1986-1988), I noticed that pesticides sprayed on their fields were not closely monitored nor were water quality guidelines adhered to. A recent letter to the Mad River Union by Patty Clary of Citizens for Alternatives to Toxics, was very thorough in explaining this potential health hazard.

According to an article I just read "full time workers in the legal cannabis industry now outnumber electrical engineers, nurse practitioners and human resource managers in the United States".

www.safetyandhealthmagazine.com/articles/19117-cannabis-worker-safety The article also mentioned that "a 2018 study from Colorado State University found that 46% of legal cannabis industry workers surveyed said that they received little to no safety training since being hired". Workers need training and information about how to contact OSHA which now has special requirements for commercial cannabis operations. Assembly Bill 2799 spells out the requirements for training and monitoring.

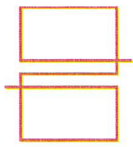
Lastly, since this proposed site is zoned heavy industrial and not agricultural land, will there be a requirement for a point-source discharge permit for releasing sewage waste and soil contaminants into the drainage ditches leading to the bay? What exactly is the "onsite wastewater treatment system" that is planned? Will there be regular on site visits by the state agency monitoring pesticide use and water quality or will the factory owners just send reports to Sacramento?

Clearly an Environmental Impact Report is necessary to address a project this wide in scope. It affects not just our job market which could be positive since I know many locals need jobs, but more importantly, in my opinion, specific ways that harm will be mitigated need to be clearly spelled out as do plans for addressing potential effects on the health and safety of workers, neighbors and those who care about the bay and its inhabitants as well. A Mitigated Negative Declaration will not be sufficient to address the impact of this proposed project.

Thank you for taking my comments and considering them when you make your decision how to proceed. I would greatly appreciate any feedback you have for me as well.

Sincerely,

Linda Alm R.N. (707)826-9278



HUMBOLDT COUNTY GROWERS ALLIANCE

March 15, 2021

Humboldt County
825 5th Street
Eureka, CA 95501

Dear Planning Commission,

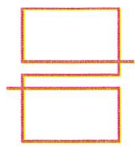
On behalf of the Humboldt County Growers Alliance, representing over 250 licensed Humboldt cannabis businesses, we are writing today to express our opposition to the 23-acre Sun Valley cannabis cultivation project currently proposed for the Arcata bottoms, unless amended to a size consistent with the land use principles in Humboldt's cannabis ordinances.

Historically, HCGA has supported many cannabis projects before the Planning Commission, while remaining neutral on others. Previously, however, HCGA has not formally opposed any specific cannabis project in Humboldt County. The scale of the proposed project, however, as well as its violation of a number of land use principles that guide other cannabis projects in Humboldt, have led our members to overwhelmingly express their opposition to this project as proposed, and our Policy Committee to adopt the position in this letter by a vote of 9-0.

In our active engagement in two cannabis land uses ordinances, there was no discussion of an intent to permit projects at or near the proposed scale of 23 acres. Currently, the largest licensed cannabis farm in Humboldt is just over 7 acres, less than a third of the size of the proposed project. This is consistent with Section 55.4.5.4 of the CCLUO, which states that "no more than eight acres of Commercial Cannabis cultivation permits may be issued to a single Person."

While there may be a legal case that the proposed project falls under the CMMLUO (Ordinance 1.0) and is therefore exempt from Section 55.4.5.4, we do not believe that it meets the intent of either Ordinance 1.0 or Ordinance 2.0. As this letter will outline in greater detail, the proposed project violates a wide range of land use principles expressed in these ordinances. At best, it can be argued that the project takes advantage of legal loopholes and oversights in the drafting of these ordinances; but we do not see how it can be argued that the project is consistent with the intent and purpose of these ordinances.

We also do not believe this project as proposed is in the best interests of the Humboldt cannabis industry or Humboldt County as a whole. To put it briefly: we see no future for Humboldt County cannabis outside of one that protects, promotes, and enhances a uniquely Humboldt cannabis culture based on small, local, sustainable, and community-grounded values.



HUMBOLDT COUNTY GROWERS ALLIANCE

We believe that realizing this vision requires supporting and promoting independent and collective projects that maintain community and craft values, while also refusing efforts to corporatize, consolidate, commodify, and financialize Humboldt's cannabis industry.

Such efforts towards corporatization and consolidation are certainly well underway outside of Humboldt: the question is whether Humboldt will choose to resist these efforts as they become more acute.

As one example, on March 11, a coalition of large tobacco and alcohol companies - including Altria, Constellation Brands, and Molson Coors - announced a new coalition to influence federal cannabis policy "under the premise that federal legalization is inevitable" (Politico, "New cannabis coalition wants to influence how - not if - weed is legalized").

Such efforts make clear that the corporatization of cannabis is not "coming," it is already here - and the capacity for Humboldt to stand by the principles expressed in its land use ordinances will play a critical role in realizing a larger vision for a Humboldt cannabis industry based in small, craft, and independent cannabis production.

In that context, our goal is not to single out the present project, or to suggest that all cannabis projects should be "small," but rather to express the importance of establishing some line on appropriate scale for projects. We believe the current project as proposed crosses that line.

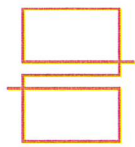
Planning Commission Discretion is Especially Critical on MH-Zoned (Industrial) Parcels

In the context of Ordinance 1.0, we believe the discretionary element of a conditional use permit on MH-zoned property should receive special attention.

In Ordinance 1.0, most zoning districts are accompanied by specific limitations on size. For example, lands zoned agricultural-exclusive (AE) which are less than 320 acres are limited to 10,000 square feet of new cultivation, and are also limited to 20% usage of prime soils.

MH-zoned districts, under which the proposed project is classified, are unique in that Ordinance 1.0 specifies no numerical size limit for outdoor cultivation. Instead, such projects are required to obtain a conditional use permit, a requirement that would apply equally to a 2,500 square foot project, or the proposed 23-acre project.

Considering the lack of specific limitation for MH-zoned parcels in Ordinance 1.0, but the clear direction to require a use permit for such uses, and the specific size limitations adopted for similar uses, we believe it falls to the discretionary process to determine if a proposed project is compatible with the land use and the best interests of the community.



HUMBOLDT COUNTY GROWERS ALLIANCE

In turn, we believe this requires assessing whether the proposed project is consistent with other principles established in Humboldt's cannabis land use ordinances, which all other commercial cannabis projects must consider and abide by.

The Proposed Project is Inconsistent with Land Use Principles Driving Ordinances 1.0 and 2.0

On this topic, we believe that the proposed project is in clear violation of numerous land use principles in Ordinances 1.0 and 2.0.

1. The proposed project site is zoned AE in the general plan, and is surrounded exclusively by AG land. If the project site were zoned consistent with its general plan designation and surrounding areas, it would be limited to one acre of cultivation under Ordinance 1.0.
2. Indoor cultivation is limited to 10,000 square feet in MH-zoned districts under Ordinance 1.0. According to the mitigated negative declaration, six acres of the project are proposed to operate as "mixed-light 2" license types with a conservative estimate of 27 (kWh) energy use per square foot of canopy. Mixed-light 2 projects are in many ways comparable to indoor products, requiring significant amounts of artificial light and climate control. The staff report estimates the project will utilize 1.9 MW, a significant proportion of the average 110 MW usage in Humboldt. Additionally, the mitigated negative declaration and staff report contain inconsistent and contradictory statements regarding energy usage and whether the project will be classified as "mixed-light 1" or "mixed-light 2."
3. Cultivation size is capped at 8 acres in Ordinance 2.0. Although this limitation does not formally apply to 1.0 projects, it represents the only community-wide discussion and agreement on the appropriate maximum size of projects.
4. If the project site were zoned consistent with its general plan designation and surrounding areas, it would be limited to 20% of the Prime Agricultural Soils on the parcel. The total size of the project site is 38 acres, meaning if it were an RRR project, it could be sited for up to 7.6 acres of cultivation. We do not see why this standard would apply to AE parcels but not MH parcels.
5. Industrial-zoned lands, including MH, are exempt from the sphere of influence requirements that all other cannabis projects are required to abide by. The proposed project is less than 1,000 feet from the Arcata city line and would fall under the sphere of influence requirements if zoned according to its general plan designation.
6. Unlimited-scale cultivation on MH undermines the premise of the RRR program. As described in Ordinance 1.0, the RRR program is intended to incentivize "the retirement,



remediation and relocation of existing cannabis cultivation operations occurring in inappropriate or marginal environmentally sensitive sites to relocate to environmentally superior sites.”

The key incentive provided by the RRR program is the capacity to increase the scale of allowable cultivation upon relocating from a marginal site to an environmentally superior site. Granting projects the ability to operate on unlimited scale in MH zoning incentivizes these large scale projects to be developed as new sites, rather than as relocations of older sites with higher levels of environmental impact.

The Project Does Not “Keep Humboldt Cannabis Relevant,” and Threatens the Integrity of the Countywide Humboldt Cannabis Brand

Project proponents have claimed that the project would offer several benefits for Humboldt’s overall cannabis industry. We disagree with these claims, and see far more risks in approving a project of such disproportionate scale in a region of the county ill-suited to cannabis cultivation.

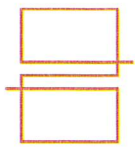
A project proponent has been quoted in local media as claiming:

“We believe that this project helps Humboldt County to stay relevant in the California cannabis market where large-scale cultivation occurring (across the state) has displaced the historical role Humboldt has played in developing the California cannabis industry.”

This characterization is false. As of November 2020, Humboldt County leads the state in both cultivation licenses (1,453) and independent farms (838) by a large margin, composing almost 30% of total cannabis farms in the state. The average size of these farms is approximately half an acre, and half of all farms are under 10,000 square feet.

While it is correct that large-scale cultivation is occurring elsewhere around the state, with several 20+ acre cultivation projects approved on the Central Coast and parts of Northern California, the existence of these industrial-scale projects in traditional agricultural regions only increases the importance of preserving Humboldt’s reputation for small-scale, craft, and independent production.

While Humboldt will never compete with traditional agricultural regions in terms of size and scale of production, it is well-positioned to compete on craft, quality, terroir, and a global reputation for high-quality, artisan cannabis. These principles have led the Humboldt Board of Supervisors to establish a countywide cannabis marketing program to promote Humboldt’s cannabis industry, the success of which will ultimately depend on Humboldt’s ability to maintain a reputation for high-quality, craft cannabis production. Projects of this scale are incompatible with this larger vision for a sustainable and equitable Humboldt cannabis industry.



HUMBOLDT COUNTY GROWERS ALLIANCE

Additionally, the proposed project site in the cold, wet, and foggy Arcata bottoms, which is poorly suited to cannabis flower production, provides no conceivable benefits for the reputation or quality of the Humboldt brand, and only threatens to increase misinformation that Humboldt County has become dominated by industrial-size farms post-legalization.

While we understand it is not the Planning Commission's job to vet the quality of cannabis to be produced by projects, it should be understood that claims by proponents that the project will benefit the overall Humboldt cannabis industry are fully inconsistent with the larger vision for a craft cannabis industry expressed by HCGA as well as County policymakers. In turn, this vision may be the only opportunity for Humboldt to maintain its relevance in light of increasing scale of production elsewhere in the country.

The Project Should Be Reduced to a Scale Consistent with Humboldt's Land Use Ordinances

In this context, your discretion is especially crucial. The proposed project is out of line with the intent and purpose of Ordinance 1.0 and 2.0, restrictions applied to other land use zones, and the vision for Humboldt's cannabis industry as codified in multiple County ordinances and programs.

At its current scale, HCGA opposes the project as proposed. However, if the project is reduced in size to eight acres or less - the largest scale contemplated in either land use ordinance - HCGA will remove its opposition.

Thank you for your consideration,

Natalynne DeLapp
Executive Director
Humboldt County Growers Alliance

Ross Gordon
Policy Director
Humboldt County Growers Alliance

Yandell, Rodney

From: Janet Neebe <jkneebe@hotmail.com>
Sent: Monday, March 15, 2021 12:36 PM
To: Planning Clerk
Subject: PLN-12255-CUP public comment

From: Janet Neebe
Sent: Monday, March 15, 2021 12:31 PM
To: Planningclerk@co.humbolct.ca.us <Planningclerk@co.humbolct.ca.us>
Cc: Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; rbohn@co.humboldt.ca.us <rbohn@co.humboldt.ca.us>; mbushnell@co.humboldt.ca.us <mbushnell@co.humboldt.ca.us>; vbass@co.humboldt.ca.us <vbass@co.humboldt.ca.us>; smadrone@co.humboldt.ca.us <smadrone@co.humboldt.ca.us>
Subject: PLN-12255-CUP public comment

To: Humboldt County Planning Commission
Re: Arcata Land Company, LCC commercial cannabis cultivation CUP
Record Number PLN-12255-CUP
Public Hearing date 3/18/2021

March 15, 2020

We are writing to express our concern about and opposition to the proposed Arcata Land Company, LLC Commercial Cannabis Outdoor Light-Deprivation and Mixed-Light Cultivation Project (APPLICATION NO. 12255).

We live in the unincorporated neighborhood of "Pacific Manor."

Our concerns are maintaining rural agriculture and wetlands in the Arcata Bottom and Humboldt County, maintaining and restoring wildlife habitat, recreational opportunities and quality of life (biking and walking, bird watching, green space), water usage, waste water treatment, light pollution, future use of chemicals at the proposed site, air quality, and traffic, including pedestrians and bicyclists. The City of Arcata is developing new housing in this area; how will these homes be impacted by the Arcata Land Company project?

This proposal is basically industrial. It is not in keeping with the rural nature of this area (two examples of appropriate agriculture would include pasture land, or organic crops

without greenhouses or lighting). Perhaps part of this parcel is zoned industrial because of its past use in the timber industry, but our planning and land use priorities have changed in recent decades, and industrial use of limited ag lands and wild lands is no longer acceptable.

What is the County doing to preserve and restore agricultural and wetlands in the coastal areas of Humboldt County?

If Sun Valley Floral Farms/Arcata Land Company claims they are having trouble financially in the cut flower market, perhaps they could consider converting more of their extensive, already constructed hoop houses/greenhouses to cannabis cultivation.

We request that the Conditional Use Permit and Mitigated Negative Declaration 1) be denied or 2) be delayed to allow for an Environmental Impact Report, collection of more information, and public participation in the planning process.

Thank you for your attention.

Janet Neebe and Benjamin Duff
2021 Upper Bay Road
Arcata, CA 95521
707-599-9037

Cc: Humboldt County Supervisors Mike Wilson, Virginia Bass, Steve Madrone, Michelle Bushnell, Rex Bohn

Yandell, Rodney

From: scott sinclair <oldescott1@gmail.com>
Sent: Monday, March 15, 2021 12:32 PM
To: Planning Clerk
Subject: Fwd: Arcata Land Co app number 12255

----- Forwarded message -----

From: **scott sinclair** <oldescott1@gmail.com>
Date: Mon, 15 Mar 2021 at 12:11
Subject: Arcata Land Co app number 12255
To: Planning Clerk

As a 40 plus year resident of Humboldt Co (now retired in AZ away from all the dope grows), I and my family STRONGLY OPPOSE this project because it will have a negative effect on the health, safety and well being of the larger neighborhood and our remaining Humboldt Co family members living on 27th St...that backs directly up to the proposed project site.

Sincerely yours,
Scott and Cyndi Sinclair
1275 S Lee St
saint David, AZ 85630
520.720.2628

Yandell, Rodney

From: Pamela Brown <pamela.brown@humboldt.edu>
Sent: Monday, March 15, 2021 11:59 AM
To: Planning Clerk
Cc: Wilson, Mike; Madrone, Steve; Sofia Pereira; Brett Watson; Stacy Salazar; Emily Goldstein; Sarah Schaefer
Subject: Arcata Land County App #12255 for public hearing 3/18/21

March 15, 2021

To: Planning Clerk, Humboldt County
BOS, Humboldt County
Arcata City Council

RE: Arcata Land County App #12255 for public hearing 3/18/21

The city of Arcata does NOT need a one million square foot cannabis grow! This grow will destroy the health, safety, and primarily the public welfare of the community. It will destroy the character of the Arcata Bottom, a location where we bike, walk & run enjoying the clean air, calm pastures and cattle, horses, goats, etc. and the livelihood of our local farmers and ranchers. Living downwind of 23 acres of cannabis growing in the Arcata Bottom where the strong winds will transport smells, dust, chemicals and noise. All these impacts will have a detrimental effect on the residents. While I live in upper Arcata (California Avenue), depending on the direction and strength of the winds, my neighborhood would also be impacted.

There are so many reasons to deny this permit, and here I will name a few that others have also expressed concerns about:

1. **AIR QUALITY:** Imagine how far the stench of 1 million sq. ft. of cannabis will blow with the strong winds of the Arcata bottoms?
2. **HEALTH:** Residents in Santa Barbara County have complained of eyes watering, scratchy throat, headaches, tightness in the chest.
3. **CRIME:** This is a valuable plant. Will there be huge fences? Concertina wire? Armed guards? Barking dogs?
4. **WATER:** Depletion of neighboring wells? Poisoning water table? Salt water intrusion?
5. **PESTICIDES:** Research shows pesticides suspended in fog are a thousand fold stronger and may be the cause of forests dying in Europe and America. How will this affect your health and your garden? Pesticides leaching into water table; ending up at the marsh. Effect on wildlife (see below too)?
6. **LOSS OF PRIME AG LAND:** 70,000 sq. ft. of agricultural land covered by concrete for structures as well as 23 acres of agricultural land covered with hoop houses leveled using 1 foot of sand which can reduce soil tilth.
7. **UNKNOWN:** They will be using some new pesticide products that haven't been thoroughly tested and not in the foggy bottom where effects can be worsened.

8. LACK OF AN ADEQUATE ENVIRONMENTAL IMPACT REPORT: The Biological Assessment conducted by SHN for this initial study did not include several species of birds that are often observed on or over the study site according to James Cotton, a retired federal wildlife biologist and avid birdwatcher who lives about 900 feet from the project site. Additionally, this was only a ONE DAY on-site observation according to the study, so it is not surprising that they said they did not see any birds. The day this was conducted was outside the migration for seasonal birds, for example geese. Mr Cotton has also seen numerous species that were not listed in the report.

9. COST OF ROAD IMPROVEMENTS: - A mini-roundabout at Foster and Alliance (\$325,000), and 101 North Ramp/Sunset (\$3,125,000). On page 1278 of the proposal, The Arcata Land Company will be charged approximately \$25,000 for these improvements. That leaves the rest of the bill to the residents of Arcata. I do not want to pay for this to benefit of a private corporate venture?

10. CORPORATE INTERESTS: British American Tobacco (BAT) is set to buy a near 20% stake in Canadian licensed producer Organigram for about \$175.81 million, [CNBC](#) reports. The move comes less than a month after the company's Chief Marketing Officer Kingsley Wheaton [called](#) CBD "an exciting growth area" for the company's "business for the future." (NCJ 2021) This kind of interest could easily come to Humboldt County. I am 100% opposed to this likely trajectory.

I plead with the planning commission to not approve this mitigated negative declaration and enforce the County's CCLU Ordinance 2599 and (section 55.4.5.1c) GENERAL PROVISIONS APPLICABLE TO COMMERCIAL CANNABIS ACTIVITY LAND USE PERMITS, Special Area Provisions: The Hearing Officer shall have the discretion to deny any discretionary permit application within these areas if it is found, based on substantial evidence in the record, that the impacts of a proposed activity on the existing uses will have a significant adverse effect on the public health, safety, or welfare.

Please do not approve this project for the reasons stated above and many others. Thank you.

Pamela Ann Brown, Professor Emerita
she/her/hers
pb4@humboldt.edu

No matter what mess the world's in, there's always a place for colored markers and glitter. Sisters of Perpetual Indulgence.....well, in this case, not true!

Yandell, Rodney

From: Aleese Peterson <aleesep@gmail.com>
Sent: Monday, March 15, 2021 11:55 AM
To: Planning Clerk
Subject: OPPOSED - Arcata Land Co cannabis project - application #12255

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

Born and raised in Arcata, I am a current resident who is not only opposed, but also disgusted, by the proposed cannabis project by Arcata Land Co.

While I voted to legalize cannabis and understand that its cultivation is an essential business that helps sustain Humboldt County, this proposed project is infuriating on many levels.

Personally, I am an asthmatic with extreme allergy sensitivity to marijuana plants. Considering I live off of 27th St, the scale of this project is bound to negatively impact my health.

Professionally, I work in capital markets, specifically in real estate as an investment, and this project will absolutely have a negative valuation impact to residents near this project. How can a project of such scale (top 9 in the nation?!) be approved next to a residential neighborhood, not to mention, multiple schools?!

This is devastating to the mom & pop farmers/growers in Arcata. This is also devastating to the city as it greatly detours any remaining hope at attracting real estate buyers from the Bay Area/Southern California who are looking to move North and buy land/work remotely.

Does the city/county not care about the environmental impact here? This project is going to require 52-acre feet/year of water!!! Shouldn't that water be equitable and used for residents? Not to mention the crime .. Sun Valley is notorious for hiring folks who sleep 10+ to a house, increase crime in the neighborhood and don't care for the community. If you're not aware of this .. take a drive down Foster Ave.

This is all truly, very sad. This feels like a sad way for the city/county to generate tax dollars from an unhealthy/unsafe/unfair/damaging project. This is why many of us who are born & raised here end up permanently residing elsewhere in CA .. to avoid raising the next generation near this type of corruption.

Sincerely concerned,

Aleese Peterson

Yandell, Rodney

From: Nancy Brockington <nsbrock@sbcglobal.net>
Sent: Monday, March 15, 2021 1:30 PM
To: Planning Clerk
Subject: Arcata Bottoms megagrow

to whom it may concern,

i live on zehndner and am not exactly pleased to hear that the "Costco of Cannabis" is moving to the neighborhood.

Given its grand scale, seems an environmental impact report is in order.

It's smell may blend nicely with that of the cow manure however. ahh, the smell of living in an agricultural zone. could be worse.
thanks.

nimby, i mean nancy!

Yandell, Rodney

From: Lorraine Miller-Wolf <curly1363@gmail.com>
Sent: Monday, March 15, 2021 2:54 PM
Cc: Planning Clerk; Wilson, Mike; Madrone, Steve; Sofia Pereira; Brett Watson; Stacy Salazar; Emily Goldstein; Sarah Schaefer
Subject: Arcata Land County App #12255 for public hearing 3/18/21

I am contacting each of you in regards the proposed 23 acre cannabis grow in the Arcata bottoms area. I adamantly oppose this project and urge you to do the same. This is definitely not in the best interests of our community. It most likely would negatively impact the air quality, the overall health of those living nearby, the water, crime rate, loss of prime agricultural land, as well as the roads in that area.

Once again, I strongly urge each of you to NOT approve of this plan.

Thank you for your consideration.

Sincerely,

Lorraine Miller-Wolf
1363 Clipper Lane
Bayside, CA 95524

SAN JOAQUIN DELTA COLLEGE



DALE PARNELL,
President and Superintendent
Ext. 300
LAWRENCE A. DeRICCO,
Assistant Superintendent-Business
Ext. 210



Seem Parnell
1021 Glendale Dr. #34
McKinleyville Ca

95519

Stop this project Stop this project 707 382 2792

I am deeply bothered and perplexed why
they (the planning commission) is considering
allowing "the ARCATA Land Co. application
12255" ~~to~~ to follow through with
the proposed one million square foot industrial
grow in our beautiful bottomland of arcata.
Why? would you not be concerned if this was
your neighborhood. I already live near a
small industrial grow near Glendale Dr. Its only
two small greenhouses, but I hear fans
all night, the smell is in my area. There's
loud music coming out from site from workers
and lights glowing interfering in the darkness
of night that I love. and this is just 2 greenhouses
and these greenhouses appeared with no notice to
the neighbors, rude, plane, rude. and now a larger
larger grow is being built in the Arcata bottom
No No No. Industrial grows have to go

Humboldt County Planning and
Building Dept
3/9/21

Re: Arcata Land Co app# 12255
hearing date: 3/18/21

To Whom it may concern:

I am opposed to the commercial
cannabis grow proposed in #12255.
I am concerned about water usage,
fertilizer pollution, noise pollution, light
pollution, stink pollution. I am
concerned for the livestock and
native birds in the area and the
children who attend schools in

the area. Please require an
Environmental Impact Report. Thank you,
Guan Brise

Please require an
Environmental Impact Report."



William C. McGowan, Jr
P.O. Box 1178
Arcata, CA 95518-1178

March 12, 2021



Humboldt County Planning & Bldg Dept
3015 H. Street
Eureka, CA 95501

re: Arcata Land Co. Application #12255

I write in opposition to the proposed cannabis grow application. This proposal could have serious consequences:

- 1) The odor of cannabis throughout the area;
- 2) The enormous amount of water needed could deplete the fresh water aquifer, and allow the intrusion of salt water from the bay;
- 3) The day and night noise of fans on local residents and animals;
- 4) Devaluation of the value of nearby homes due to the smell, increased traffic, depletion of wells, light pollution;
- 5) If pesticides, including fungicides, are used, the exhaust fans could send these pesticides far and wide in the neighborhood and affect the health of people, animals, plants, and organic growing sites.

I support the legalization of cannabis, but this industrial grow must have an Environmental Impact Review. Please look closely at this issue.

Sincerely, William C. McGowan



March 15, 2021

Humboldt County Planning Commissioners

3015 H St. Eureka, CA 95501

via email to Senior Planner Rodney Yandell

ryandell@co.humboldt.ca.us

Re: Mitigated Negative Declaration

The Arcata Land Company, LLC Commercial Cannabis Outdoor Light-Deprivation and Mixed-Light Cultivation Project, Application No. 12255, Case No. CUP16-583

Dear Commissioners,

In considering approval of the Mitigated Negative Declaration and application for the above-named project, Application No. 12255, just what is involved in the California Environmental Policy Act must be made clear.

Lost Coast Outpost reported March 10, 2021 that "Planning and Building Director John Ford said that public opposition alone can't be the basis for denying a project. There must be fact-based evidence of a significant adverse impact, and he said the appellants had failed to provide that." This comment was apparently in response to opponents of the project in question at the time who had asked that the Mitigated Negative Declaration be denied and, instead, an Environmental Impact Report be prepared. An EIR analyzes the potential for significant impacts in a draft which is then circulated for public input for answers to submitted concerns, prior to a final EIR, a process that brings much greater transparency to a significant proposed project in terms of water and pesticide use and other factors including nearby human populations. Let's be clear: Not accepting a Mitigated Negative Declaration and instead requiring an Environmental Impact Report is not "denying a project." It is deciding that significant issues have been raised not addressed adequately in the MND and that the more in depth EIR process is required.

This certainly is true of the current proposal. Much "fact based evidence" has been provided by members of the public and perhaps, we don't know as their comments are not yet publically available, governments and regulatory agencies.

Among these significant issues are the impact of climate change on sea level rise and subsequent saltwater intrusion on surface and aquifer water quality when large amounts of water are pumped out of the aquifer, an issue well documented by federal and state agencies on U.S. and California coasts as cited in earlier public comments, about where groundwater has been infiltrated by salt water and resources such as drinking and irrigation water permanently impaired in locations close to identical to the Arcata Bottoms, and for which the City of Arcata has reported is on its way to being a very big issue

for City residents. This issue was raised in public comments with citations to government agency reports, but was not raised in the MND and certainly was not analyzed to determine the likelihood of the threat at this particular site, the location of the current proposal. This issue alone requires the level of analysis provided in an EIR. The MND must be rejected and an EIR written to analyze the potential for significant impact of saltwater intrusion caused by the proposed project. This must also be considered in light of the other wells that have been or are known to soon be drawing water from the same aquifer as the proposed project and are likely to result in potentially significant cumulative impact to groundwater.

An issue raised, though inadequately and incorrectly in the MND is the use of pesticides for the proposed project. In *CALIFORNIANS FOR ALTERNATIVES TO TOXICS v. DEPARTMENT OF FOOD AND AGRICULTURE*, A107088 IN THE COURT OF APPEAL OF THE STATE OF CALIFORNIA, the court found that Department of Food and Agriculture had inappropriately relied on product labels for pesticides rather than analyzing their impacts. DFA had assumed incorrectly that the CEQA equivalent of pesticide registration or decision to not register undertaken by the Department of Pesticide Regulation was adequate for analysis of the impacts in the proposed project. The court found it was not then appropriate and it is not a far stretch to assert it is not now. The practice of simply listing the DPR's label requirements as a stand-in for the analysis needed for a large project with the potential for impacts to nearby human and wildlife populations is not supportable, thus triggering the need to undertake an EIR for the proposed project which would also analyze the potential for cumulative impacts of the proposed project in combination with pesticide use by other cannabis monocultures in the area.

Pesticide use and saltwater intrusion are among the issues raised in public comment and supported by evidence that there is the potential for their occurrence which were not addressed or not adequately addressed in the Mitigated Negative Declaration which supports the permit application, thus the project should be denied until sufficient CEQA analysis be made and mitigations developed.

Sincerely,

A handwritten signature in cursive script that reads "Patty Clary".

Patricia Clary, Executive Director

Californians for Alternatives to Toxics,. 600 F Street, Suite 3 # 911

Arcata, CA 95521. 707-834-4833 patty@alt2tox.org

Yandell, Rodney

From: Robert A. Behrstock <rbehrstock@cox.net>
Sent: Monday, March 15, 2021 4:02 PM
To: Planning Clerk
Subject: Regarding: Arcata Land Co. Application #12255

Dear Planning Clerks,

I am writing to suggest the construction of a 23 acre marijuana growing facility on the Arcata bottoms should not be allowed.

As a former 10 year resident of Arcata, I have an emotional, if not a physical stake in this plan.

There are innumerable reasons why this project will have a severe negative impact on Arcata and its residents:

Having been able to smell the obnoxious odor of the pulp operation in Samoa every time the wind changed, I can assure you that an organic stench is something the residents of Arcata (Blue Lake, McKinleyville, other communities) will not want to be subjected to every time the wind changes. Additionally, there are residents whose health will be negatively affected by these airborne chemicals, possibly exposing Humboldt county to lengthy and expensive legal proceedings, especially because this harm was known up front.

For decades, Humboldt has enjoyed a reputation as being on the environmental forefront. Inviting a business that will generate greenhouse gasses (from real greenhouses), suck up a huge amount of water, and produce five tons of plastic waste annually is the antithesis of what America and the environmental movement stand for.

As you all know, drug growing and drug use have attracted criminal elements from several continents to Arcata, putting the community in a bad light in the national and international press. Does anyone in County Government really think you will be immune to this threat while sitting on the ninth or so largest pot-growing facility in North America? Is that what you really want? Are the profits to be made by Sun Valley worth the stain on Arcata? Is this what you want to be known for- a pot farm that can be seen from outer space and is a visual blight on the edge of town?

Ask yourselves: Is this really the best you can do with your natural resources?

Thank you for allowing me to express my opinion.

Sincerely,
Robert A. Behrstock

Bob Behrstock

Hereford, AZ

Sent from [Mail](#) for Windows 10

Yandell, Rodney

From: Easton Connell <eastonconnell@gmail.com>
Sent: Monday, March 15, 2021 5:03 PM
To: Planning Clerk
Subject: Comment for Arcata Land Co. Application #12255, Hearing Date 3/18/21

Good evening,

I live on 27th Street in Arcata and recently learned about Sun Valley's plans to build an enormous cannabis facility down the street from my house. I work in the cannabis industry and generally support the growth of one of our county's most valuable industries, but must file a complaint about this proposed facility.

My street is not prepared to handle the increased traffic this project would bring. 27th Street is narrow, poorly maintained, and has essentially no sidewalks for pedestrians. Dozens of folks walk their dogs up and down this street throughout the day (myself among them) and the only thing making that remotely safe is the limited traffic on 27th Street. There are also children that ride their bikes, walk, and play in this street as well. Increased traffic without additional planning and infrastructure will make this situation dramatically more hazardous for pedestrians and the children of my neighborhood. If Sun Valley ends up moving forward with this project, local government must improve the road and add sidewalks to mitigate the hazards posed by a dramatic increase in traffic on 27th Street.

I also feel compelled to file a complaint about this project based on the company that is proposing it. Sun Valley has a terrible reputation for labor rights violations and for abusing the undocumented workers they employ. I have many friends in our community who have worked at Sun Valley when they had no other option and I've heard terrible stories of the working conditions and work environment. Sun Valley's labor abuse has even made it into the news on more than one occasion. In the recent Lost Coast Outpost article about the proposed project, the CEO of Sun Valley goes on record complaining about having to pay minimum wage and provide health insurance to his employees. I support job creation in our community, but these are not the kind of jobs that will enrich the lives of our community members and genuinely support our local economy. Moreover, Sun Valley and their terrible track record of labor abuse is not the face we want to put on Humboldt cannabis. Humboldt's reputation is built on craft farmers who care for the plant and cultivate some of the best cannabis on the planet. The poor quality of cannabis that will inevitably come out of a large scale operation run by people motivated only by profit, paired with Sun Valley's terrible reputation and track record of labor rights violations, will be a blight on Humboldt cannabis, and can damage the integrity and value of cannabis produced in our entire region.

Moving forward with Sun Valley's proposed project will not benefit the members of my neighborhood, Humboldt's cannabis industry, our local economy, or the citizens of Humboldt. It seems to me it will only benefit Lane DeVries. We must make planning decisions based on the needs of our community, not the wants of a single person.

I would like to ask you what additional actions my neighbors and I can take to make our voices heard and to prevent this sordid project from moving forward.

Thank you,

-Easton Connell

Yandell, Rodney

From: Natalynne DeLapp <natalynne@hcga.co>
Sent: Tuesday, March 16, 2021 6:52 PM
To: Yandell, Rodney
Subject: Re: Arcata Land Company Proposes 4-acres of Indoor (too!)

Rodney,

Thank you for the clarification that application 12268 CUP for Arcata Land Company's indoor project has been withdrawn since the 1.4.21 All Cannabis Projects report was published. I understand that the "We Produce" project listed in the MND is a separate project, with a different landowner.

Kindly,

Natalynne

On Mon, Mar 15, 2021 at 5:06 PM Natalynne DeLapp <natalynne@hcga.co> wrote:

Dear Planning Commissioners,

It should be noted that Arcata Land Company is also proposing a CUP for (APN 506-231-010-000) a "225,150 square foot indoor facility, a retail nursery and a manufacturing facility located within a proposed structure. The application estimates there will be 102 to 228 vehicle trips per day." (See pages 315 of the All Cannabis Projects document and attached screenshots).

What might or might not be the same project is listed on page 82 of the Arcata Land Project's MND as "We Produce" (APN: 506-231-012): New 160,000 square foot indoor cultivation and 30,000 square foot nursery. A maximum of 61 employees are anticipated." **Is this the same project? Same land-owner? Looking at WebGIS, it is directly adjacent.**

How much indoor cultivation is being proposed immediately adjacent to the Arcata Land Company's APN: 506-231-021? Is it 225,150 square feet, or 160,000 square feet, or is it 385,150 square feet? Are these the same project applicants or different?

You will also note that Arcata Land Company holds three special permits for the development and operation of cannabis processing, manufacturing, and wholesale distribution facilities within an existing 400,000 square foot building. Up to 46 employees per day would be utilized during peak operations.

The indoor and the manufacturing/distribution all have employees and associated traffic.

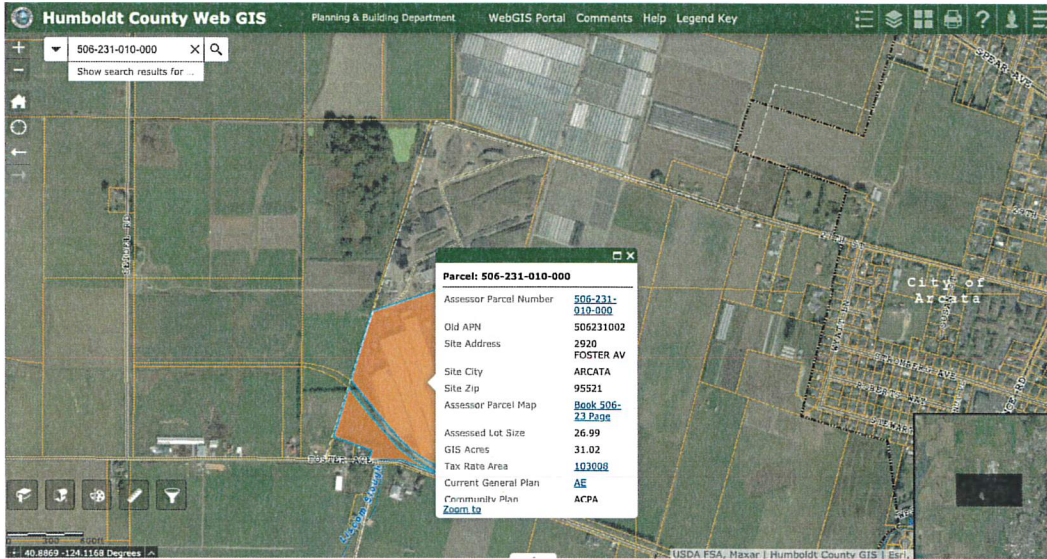
Why are these projects being proposed and analyzed separately?

Both land-use ordinances are clear that MH zoned properties are limited to 10,000 square feet of indoor cultivation.

We look forward to understanding the interplay between these various projects and the Arcata Land Company project being discussed on Thursday.

Thank you,

Natalynne



See pages 315 and 316.



Natalynne DeLapp
Humboldt County Growers Alliance
Executive Director
[Click here to schedule a 30-minute phone meeting](#)
707.599.6670
427 F Street, Suite 213
Eureka, CA 95501

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Natalynne DeLapp

Humboldt County Growers Alliance
Executive Director
[Click here to schedule a 30-minute phone meeting](#)
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Eureka, CA 95501

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Yandell, Rodney

From: Stephen <sps1@humboldt.edu>
Sent: Monday, March 15, 2021 5:31 PM
To: Planning Clerk
Subject: Commercial cannabis grow application # 12255

Dear Planning Department,

I'm writing as a Arcata homeowner and taxpayer and a Humboldt County taxpayer, in strong opposition to the Arcata Land Company application # 12255, which is scheduled for a hearing on 3/18/21.

This proposed commercial cannabis operation has no place in Arcata, especially so close to homes and schools and would do enormous damage to our community. It would have a detrimental effect overall air and water quality caused by the use of pesticides, would cause a devaluation of property values in Arcata and would lead to a loss of 23 acres of land that could be better used for growing and farming food crops.

It is a terrible idea and should be rejected by our government/administrative leaders responsible for the public welfare.

Respectfully,
Stephen Stamnes
1480 Panorama Drive
Arcata, Ca 95521

Yandell, Rodney

From: Jeffrey W White <jeffrey.white@humboldt.edu>
Sent: Monday, March 15, 2021 5:39 PM
To: Planning Clerk
Cc: Wilson, Mike; Madrone, Steve; Sofia Pereira; Brett Watson; Stacy Salazar; Emily Goldstein; Sarah Schaefer
Subject: Opposition to Arcata Land County App #12255 for March 18, 2021

Date: March 15, 2021

To: Planning Clerk, Humboldt County
Humboldt County Board of Supervisors
Arcata City Council

RE: **Arcata Land County App #12255 for public hearing 3/18/21**

I am writing to express my STRONG OPPOSITION to the proposed cannabis grow as part of the application. Arcata does not need this cannabis grow and it will be detrimental to the health and well-being of our community. This includes a) diminished air quality, b) crime, c) toxic effects of pesticide use, d) loss of prime agricultural land that will accelerate global warming, e) infrastructure costs for Arcata taxpayers, f) and continued openings for increases in this form a business including large corporate involvement.

Please do not approve this project.

Sincerely,

Dr. Jeffrey W. White
1635 Buttermilk Lane
Arcata, CA 95521
University Professor

Yandell, Rodney

From: Felicia oldfather <feliciao@suddenlink.net>
Sent: Monday, March 15, 2021 6:15 PM
To: Planning Clerk
Subject: Proposal of Arcata Land Co No. 12255

I am writing to express my opposition to this project. It is inappropriate in own size and nature for this property at the edge of a residential neighborhood. This is due to problems of odor, noise, light, viewshed and water usage. Water is of particular concern due to dangers of salt water intrusion and quantity of water where people are relying on wells. This reeks of environmental justice issues where people without a lot of clout (i.e. money) get things crammed down their throats.

At a minimum an EIR should be required.

Felicia Oldfather
2679 Sunny Grove Ave
McKinleyville, CA 95519

Sent from my iPhone

Yandell, Rodney

From: stephanie mccaleb <stephaniemccaleb@yahoo.com>
Sent: Monday, March 15, 2021 6:29 PM
To: Planning Clerk; Stephanie McCaleb
Subject: Proposed Commercial Cannabis Grow Site in the Arcata Bottoms

To the County Board of Supervisors and other concerned officials,

I am writing to ask that the County *disapprove* the proposed Sun Valley Commercial Cannabis grow site in the Arcata Bottoms. Arcata already smells like skunk and this will further destroy our lovely community and the pristine, natural setting which makes it such a special place to live. An Environmental Impact Study would almost certainly show the enormous negative impact a project like this would have on local groundwater, community health, air pollution, wildlife and the environment not to mention the potential for increased crime in our area.

And why has this project been shrouded in such secrecy and opaqueness? Arcata comprises only six square miles and what goes on in the Bottoms affects the entire city. Every citizen should have a chance to comment and all due diligence should be required.

Unfortunately, this reminds me of the brouhaha around Humboldt State University's outright lies concerning the proposed four building, four story Village Complex and the City of Arcata's secrecy and waiving of rules around it...until a citizen's group brought it to the public's attention.

Thank you for your attention.

Sincerely,

Stephanie McCaleb (a 37 year resident)
341 10th Street
Arcata, CA. 95521

Yandell, Rodney

From: marlenakogel@gmail.com
Sent: Monday, March 15, 2021 7:01 PM
To: Planning Clerk
Subject: Cannabis

I cast my vote for DISAPPROVAL of the sun valley farm cannabis grow.

Sent from my iPhone

Yandell, Rodney

From: Robert Pitman <robertlpitman83@gmail.com>
Sent: Monday, March 15, 2021 7:37 PM
To: Planning Clerk
Subject: Neighborhood development

To Whom It May Concern;

I am writing in opposition to a planned commercial cannabis grow site here in Arcata (Arcata Land Co., application #12255). This is a huge operation, 23 acres, under plastic, that will be a blight on the neighborhood due to the stench associated with the grow activities, the huge amount of water required, and the tremendous amount of noise from the fans associated with the proposed 193 hoop houses. Sacrificing our neighborhood to agribusiness would be a travesty and I vehemently oppose this development.

Bob Pitman

Yandell, Rodney

From: Kevin Nelson <kg6grmkn@gmail.com>
Sent: Monday, March 15, 2021 11:47 PM
To: Planning Clerk
Subject: Sun Valley Bulb Farm in the Arcata Bottoms

I vehemently oppose this! I live in the Arcata Bottoms. We have enough problems without adding the strain on our water supplies that go with cannabis grows.

Kevin Nelson
2034 Frederick Ave,
Arcata

--

"People will be people." Hmm...

McClenagan, Laura

From: Mark Chaet <chaetmark@sbcglobal.net>
Sent: Tuesday, March 16, 2021 11:52 AM
To: Planning Clerk
Subject: Arcata Bottoms cannabis grow

To Whom It May Concern:

It has come to my attention that there are plans for a very large commercial cannabis grow business somewhere in the area of the Arcata Bottoms.

I am pro-business and pro-cannabis. I have no association with any businesses, cannabis or non-cannabis, however.

It is my hope that sufficient study has been done, and that there are adequate laws and/or rules in place that deal with water usage (quantity and source) and use of and disposal of pesticides and other waste products from such a commercial venture.

Thank you.

mark chaet
707 840 6070
427 Bayside Court, #B, Arcata CA 95521

McClenagan, Laura

From: Yandell, Rodney
Sent: Wednesday, March 17, 2021 11:16 AM
To: McClenagan, Laura
Subject: FW: Cannabis Grow in Arcata....

From: Ford, John
Sent: Wednesday, March 17, 2021 7:25 AM
To: Yandell, Rodney
Subject: FW: Cannabis Grow in Arcata....



John H. Ford
Director
[Planning and Building Department](#)

From: Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>
Sent: Wednesday, March 17, 2021 6:46 AM
To: Ford, John
Subject: Fwd: Cannabis Grow in Arcata....

Mike Wilson P.E.
Humboldt County Supervisor, District 3
(707) 476-2393

Sent from cell phone.

From: Bob Brown <bob@perabrown.com>
Sent: Tuesday, March 16, 2021 11:55:00 PM
To: Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>
Subject: Cannabis Grow in Arcata....

Re: A hearing of the Hum., Co., Planning and Building Dept., on Thursday, 18 March 2021. For "Arcata Land Co., application # 12255."

Dear Supervisor Wilson:

I live at the Humboldt Plaza apartment complex, the address is: 2575 Alliance Rd., Arc. I DO NOT WANT, this grow operation, "In My Back Yard." I understand that tax revenue can come from this business, both for the Co., and the City of Arcata. Though, I DO NOT WANT the Co., Planning and Building Dept., to approve, "ANYTHING," for this application

or project. I want to know that this will be completely, "DENIED."

Not to mention all of the other issues involved. Like air quality, health, crime, water and noise pollution, etc., etc. I know time is short, the hearing is the day after tomorrow. I call upon you and the other Supervisors to end this project before it even gets, "OFF THE GROUND."

Sincerely, Bob Brown

Sent from my iPad

From: [Yandell, Rodney](#)
To: [McClenagan, Laura](#)
Subject: FW: public comment - Arcata Land Co.
Date: Wednesday, March 17, 2021 12:00:38 PM
Attachments: [image001.png](#)

From: McClenagan, Laura
Sent: Wednesday, March 17, 2021 10:42 AM
To: Yandell, Rodney
Subject: public comment - Arcata Land Co.

I received a voice mail from Robert Brown and Clair (601-2917) opposing Arcata Land Co.

Robert Brown: 3.15.2021

I received a notice today regarding the Arcata Land Co. This grow is in my back yard. I am not happy with the situation. I hope Humboldt County Planning and Building Department put time and thought into this. It is not a good idea.

Clair 601-2917 called opposing the project. (Dialog unavailable)

Thanks,



Laura McClenagan
Executive Secretary
County of Humboldt Planning & Building Dept.
3015 H Street • Eureka, CA 95501
(707) 445-7541

McClenagan, Laura

From: Larry Wade <larrywade16@gmail.com>
Sent: Tuesday, March 16, 2021 11:15 AM
To: Planning Clerk
Subject: Opposition to Arcata Land Co. Application # 12255

Humboldt County Planning Department

Reference: Arcata Land Co.

Application # 12255

I was a long-time resident of McKinleyville and currently living out of state. However, Humboldt County is still a part of me and I recently became aware of a permit application for a 23 acre Cannabis Project in the Arcata Bottoms.

Plus side of the equation

I would assume that this will bring in a lot of tax revenue to the county and possibly more work opportunities.

Negative side of the Equation

I hope you are wrestling with the fact that there is a myriad of environmental problems that goes along with this endeavor.

- a. For instance sound/air pollution for Arcata Bottom residents;
- b. the amount of plastic waste generated from the hoop houses;
- c. the amount of water used;
- d. negative impact on small local Cannabis growers

I hope the planning Department will not approve this project. It will negatively impact the lives of many Arcata residents.

Lawrence Wade

Formally of 5901 Kelly Ave. McKinleyville



March 14, 2021

Dear Planning Department:

I wish to voice my concerns regarding the proposed Sun Valley cannabis grow in Arcata Bottoms. Regardless of the size, and this seems pretty huge, we don't need any more toxics in our agricultural lands. They do not grow their flowers organically and I hardly think they are going to grow their cannabis organically either. We are very near disaster from the dioxin plume out of McNamara and Peepe that is within a mile of our intake wells on the Mad River. We have enough poisons to deal with already. Flowers, at least, are not eaten or smoked. The same cannot be said of cannabis.

Humboldt County already has growers in over-abundance. Haven't we learned from the dairy industry what happens to products that are over produced? Will taxpayers have to pick up subsidizing yet another product to keep it in a viable price range? It would be nice to have more real family farms that would provide housing and employment as well as wholesome food.

I used marijuana for three years from the age of 17 to 19. By the time I was 18 I realized it could not be a way of life. It was a learning experience, and it got me through my senior year in high school dealing with the emotional impact of the war in Viet Nam, but I realized I was just a space case and my life was going nowhere. Whether it is considered physically addictive or not, it is definitely psychologically addictive. It took me a year to stop using. Years later I was at a party where the fire from the fire place and melted candles slowly began to creep toward the wood floor and rug in front of the fire place. Several of us were sitting and watching this. I was the only one who was not stoned. One woman said, dreamily, "Maybe. . . we. . . should . . . put . . . this . . . out." Duh. . . I was the only one sober enough to actually get up and do something about the situation. Never mind that back in the day it smelled like marijuana, not skunk spray.

Do we really want the whole world to be stoned? Do we not already have enough medical CBD? I see it being sold everywhere.

Margo Gross

POB 5256

Arcata, CA 95518

Petition Against the Mitigated Negative Declaration for Arcata Land Company, LLC Commercial Cannabis Outdoor Light-Deprivation and Mixed-light Cultivation. Arcata Land Company Application #12255

Total signatures collected as of 3/17/21 11 AM=114 (collected over 4 days)



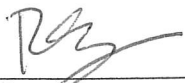


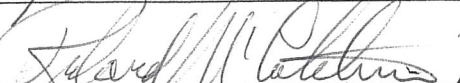
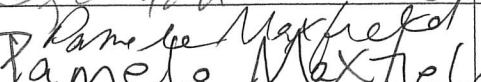

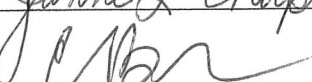
Tom EPIC lawyer

Stop Arcata Land Company/Sun Valley Bulb Farm's 23-acre Corporate Mega Grow!

Say No to the ALC/Sun Valley Sun Valley Bulb Farm 1 million sq. ft. Mega Grow

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Date	Signature	Printed Name	Address	Zip code
5/13/21		Rhonda Ballance	Arcata, CA 761 Hidden Creek Rd Apt. A	95521
3/13/21		Harry Ballance	Arcata 761 Hidden Creek Rd Unit A	95521
3/13/21		Jo W. McCutchan	428 Howard Hts	95503
3/		Richard McCutchan	428 Howard Hts	95503
3/13/21		Pamela Maxfield	3125 Q St	95563
3/13/21		Jeanne L. Chapin	3602 Brier Lane Eureka	95503
2/13/21		Corrie Buerger	2070 Walker Ave	95519

7

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Date	Signature	Printed Name	Address	Zip code
3/13/21	Stacey Wolfe	STACEY WOLFE	2070 Walker ME Mick	95519
3/13/21	Bailey Shea	Bailey Shea	155 bayside Rd Arcata	95521
3/13/21	Danielle Newman	Danielle Newman	1202 Chester Court Arcata	95521
3/13/21	Ursula Newman	Ursula Newman	1202 Chester Court Arcata	95521
3/13/21	Sallie G	Sallie Grover	1162 C Street, Ca 95521	95521
3/15/21	Alenn Phillips	Alenn Phillips	4906 Valley East Blvd Arcata, Ca 95521	95521
3/15/21	Aisling Bradley	Aisling Bradley	2208 Wisteria Way Arcata Ca 95521	95521
3/15/21	Cassie Gudecki	Cassie Gudecki	830 D St Apt 3	95521
3/15/21	Chrystal Ortiz	Chrystal Ortiz	427 H St. Arcata	95521
3/15	Steven Chapman	Steven Chapman	4526 Excalibur Rd.	95503
3/15/21	Gabriella Wagner	Gabriella Wagner	420 13th St Arcata	95521
3/15/21	Kyle Shapiro	Kyle Shapiro	1876 Iversen Ave	95521
3/15/21	Kayla Land	Kayla Land	305 2nd St Apt 6	95501
3/15/21	Bobbe	Bobbe	152 100 S.	95503

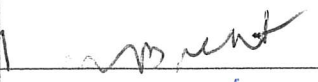
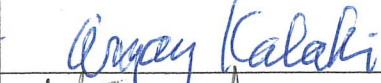
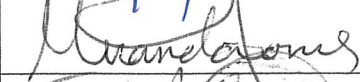
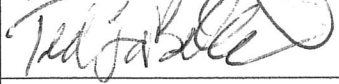
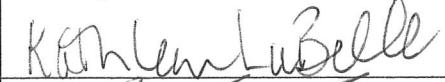

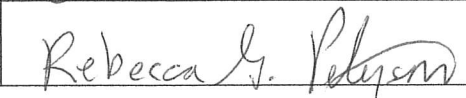
14

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Say No to the ALC/Sun Valley Sun Valley Bulb Farm 1 million sq. ft. Mega Grow

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Date	Signature	Printed Name	Address	Zip code
3/13/21		MARCIA BRENTA	579 Hidden Valley	95524
3/13/21		ARAY KALAKI	579 Hidden Valley Rd	95524
3/13/21		Miranda Jones	1782 J st.	95524
3/13/21		Ted LaBelle	3142 Dolbeer St.	95503
3/13/21		Kathleen LaBelle	3142 Dolbeer St.	95503
3/13/21		Akeese Peterson	1148 Eucalyptus Rd.	95519
3-13-21		Rebecca G. Peterson	1148 Eucalyptus Rd	95519

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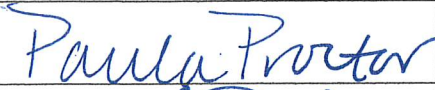

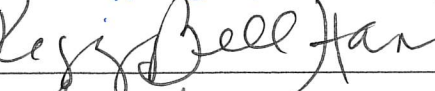
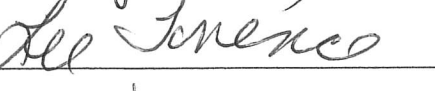



[illegible]

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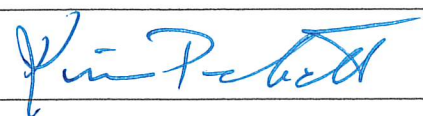
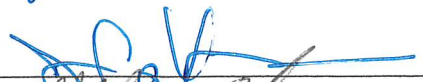
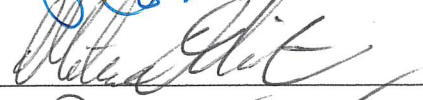
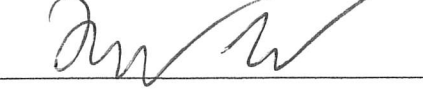
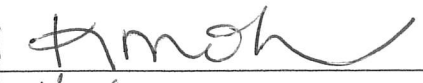
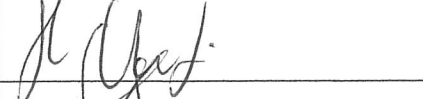

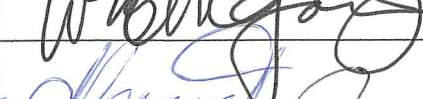

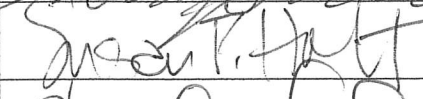


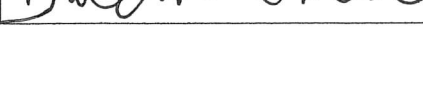

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Date	Signature	Printed Name	Address	Zip code
3/12/21		PAULA PROCTOR	2899 WYATT LN ARCATA	95521
3/12/21		MICHAEL PROCTOR	2899 WYATT LN ARCATA	95521
3/13/21		PEGGY BELL HANS	2859 WYATT LN ARC	95521
3/13/21		LEE TORRENCE	1827 27th St Arcata	95521
3/13/21		Trina Hester	1454 Peninsula Rd Arcata	95521
3/13/21		Boone Bates	1454 Peninsula Rd. Arcata	95521
3/13/21		Reagan Hester	1454 Pedro Rd. Arcata	95521

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Date	Signature	Printed Name	Address	Zip code
3/12/21		Kim Puckett	1971 27 th St. Arcata	95521
3/12/21		James Cotton	1971 27 th St Arcata	95521
3/13/21		Miles Olivart	1047 6 th St, Arcata	95521
3/13/21		Jacob Hinderer	1047 6 th St Arcata	95521
3/13/21		Karin Mohrman	1820 Aspen Ct Mck	95519
3/13/21		Chevelle Devine	3630 3 rd Ave #1 Sacramento, CA	95817
3/13/21		Dani Devine	4203 Foster Ave Arcata CA	95521
3/13/21		William C. McGowan, Jr.	115 G St #13 Arcata, CA 95521	95521
3/13/21		JERRY BAST	2849 GREENWOOD HTS KNEELAND CA 95549	95549
3-13		George E. [unclear]	1165 15 th St	95521
3-13		Susan P. Holt	1165 15 th St. Arcata	95521
3-13		JUSTIN L. JONES	2612 MAPLE LN	95521
3-13		Tamaras Abrams	1700 27 th St	95521
3-14		DAVID MOHRMAN	1827 27 th ST, ARCATA	95521

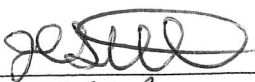

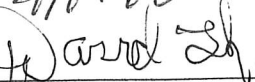

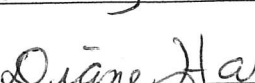
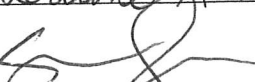
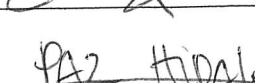
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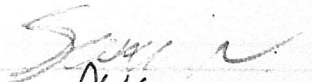


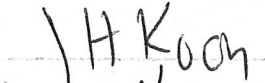


Date	Signature	Printed Name	Address	Zip code
3/13/21		Juliann Stell	3101 Fickle Hill Rd Arcata, CA	95521
3/13/21		Michael Hart	990 ADUNION ST	95521
3/13/21		David Thompson	258 arcata	95521
3/13/21		Cindy Van Cleave	1816 Peninsula dr	95521
3/13/21		DIANE HARINCAR	830 NANCY CRT - Eureka	95503
3/13/21		Sheafredonhauer	1047 6th ST	95521
3/13/21		PAZ	1151 VILLA WAY	95521

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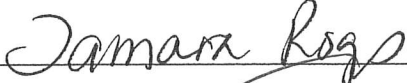


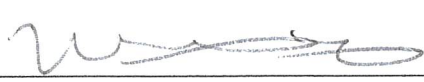
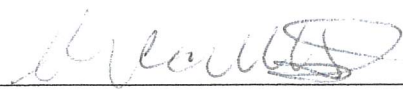
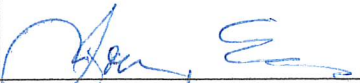
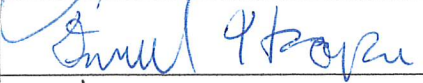


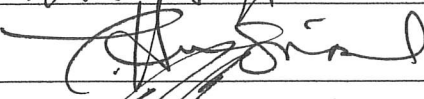
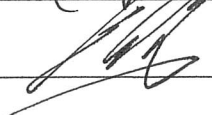
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We, the undersigned, are concerned citizens of Humboldt County who demand the Humboldt County Planning Commission **deny** the MITIGATED NEGATIVE DECLARATION for the ARCATA LAND COMPANY, LLC COMMERCIAL CANNABIS OUTDOOR LIGHT-DEPRIVATION AND MIXED-LIGHT CULTIVATION PROJECT APPLICATION NO. 12255

Date	Signature	Printed Name	Address	Zip code
3/15/21		Donald Hall	2125 Hector Ln #4 Arcata, CA	95521
3/15		SARAH	2165 Heather Ln ARCATA, CA	95521
3/15		Kyra Hans	2859 Wyatt Ln Arcata, CA	95521
3/15		Clint Schroeder	2635 Susan St	95521
3/17		JH Koch	2859 Wyatt Lane	95521
3/17		TORSTEN HANS	2859 WYATT LANE	95521
3/17		Stephanie Gould	2699 Wyatt Ln.	95521

7

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Date	Signature	Printed Name	Address	Zip code
3/10/21		Tamara Rogers	1690 Marilann Ct	95521
3/10/21		Kyle Schafer	1670 Marilann Ct	95521
3/10/21		Brian Holliv	1630 Marilann Ct	95521
3/10/21		Whitney Brey	1680 Marilann Ct	95521
3/10/21		Erica Hitting	27th St	95521
3/10/21		Joan Edwards	1800 27th St	95521
3/16/21		Daniel Hooper	1800 27th St	95521
3/16/21		Anne Carlisle	1173 Madrone Wy	95521
3/17/21		Andrew Hooper	1800 27th St	95521
3/17/21		Theresa Huisman	1800 27th St, Unit A	95521
3/17/21		Nigel Brown	1880 27th St, Unit A	95521

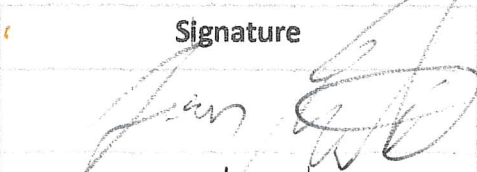

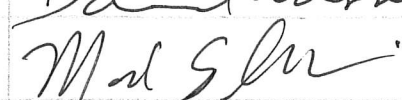


11

Stop Arcata Land Company/Sun Valley Bulb Farm's 23-acre Corporate Mega Grow!

Say No to the ALC/Sun Valley Sun Valley Bulb Farm 1 million sq. ft. Mega Grow

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Date	Signature	Printed Name	Address	Zip code
3/16/21		Jeremy Evanston	1569 Hilfiker Dr.	95521
3/16/21		Daniel M. Wassenaar	1500 Hilfiker Dr	95521
3/16/21		MARK S. AESCHLIMAN	1468 Hilfiker Dr	95521
3/16/21		Jacob Begorri	1186 Hilfiker Dr	95521
3/16/21		PAMELA SMITH	2888 WYATT LN	95521

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Date	Signature	Printed Name	Address	Zip code
3/16/21		Destiny Morrison	2730 S St Eureka CA	95501
3/16/21		Chris Jolin	968 F St. CA	95521
3/16/21		Samuel Savoie	968 F St. Arcata CA	95521

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Date	Signature	Printed Name	Address	Zip code
3/15/21		Peggy Pryor	1798 Golf Course Rd Bay side	95524
3/15/21		Margaret Meister	110 Berding St Ferndale CA	95536
3/15/2021		GARRETT NADER	1723 Roberts way, Arcata CA	95521
3/15/2021		Michelle Ostrowski	235 Dogwood Rd, McKinleyville CA	95519
3-15-2021		Anastasiya Briggs	2068 Ernest way, arcata ca	95521
3-15-21		Emily R. Robbins	510 K street Blue lake, ca	95525
3/15/21		Kat Fuentes	2017 11th st, Arcata	95521
3/15/21		Rex Maillie	2318 Cochran Rd. McKinleyville	95519
3/15/21		Tim Lawck	1505 Hilfrher Dr Arcata	95521
3/15/21		Glenda K. Hesseltine	915 Madrone Eureka	95503
3-16-20		A. Vanhick	1211 Spear Ave	95521
3/16/21		James Washington	1056 11th st Arcata Ca	95521
3/16/21		Adrienne Veronesi	2331 Central Ave #R McKinleyville	95519
3/16/21		S. Martinsen	225 Silverbrook Ct MCL	95521

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Date	Signature	Printed Name	Address	Zip code
3/16/2021		Eric Lund	1886 27th Street Arcata CA 95521	95521
3/16/21		Abraham Moshell	1775 Roberts way	95521
3/16/21		Keith Bauer	1775 Roberts way	95521
3/16/21		Ephraim Lowe	1775 Roberts Way	95521
3/17/21		Warren Blinn	2655 Wyatt Lane	95521
3/17/21		Chris Ramos	2611 Wyatt Lane	95521
3/17/21		Mandi Powell	2611 Wyatt lane	95521
3/17/21		Dionicio Jimenez-Lorenzo	1831 Stewart Ave Arcata, CA	95521
3/17/21		Ron Haddock	1741 Stewart Arcata	95521
3/17/21		Irene E. Lewis	1970 Columbus Ave McKinleyville	95519
3/17/21		Raquel Nelson	1153 Central Ave, McKinleyville	95519
3/17/21		Roger Pryor	1798 GOLF COURSE ROAD Bayside	95524
3/17/21		David Pryor	1798A GOLF COURSE Rd Bayside	95524
03/17/21		ELIJAH HARREID	1964 ZEHNDNER AVE	95521

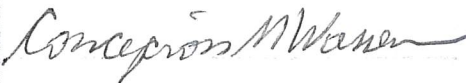

14

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Date	Signature	Printed Name	Address	Zip code
3/18/21		Concepcion Marisela Wassenaar	1500 Hilforker Dr. Arcata ca	95521
3/17/21		Laura Norin	1500 Hilforker Dr, Arcata, CA	95521

From: Monica Simms <monicasimms@psychotherapist.com>
Sent: Wednesday, March 17, 2021 11:54 AM
To: Planning Clerk
Subject: Arcata Land Co application #12255

TO PUBLIC ZONING

ARCATA LAND CO APPLICATION # 12255
HEARING DATE: 3/18/21

ONE MILLION SQUARE FOOT INDUSTRIAL CANNABIS GROW

As residence of the Arcata Bottoms we have deep concerns and OPPOSE the large Cannabis grow proposed for this valued agricultural land:

1. **PESTICIDES:** Used in the grow will impact leaching into the water table impacting the Marsh and wildlife and all of us living near the area as well. We don't want to have these dangerous pesticides in our environment impacting the health of anyone living here, our pets and the food we grow in our gardens. THERE ARE CONCERNS THAT THE STRENGTH OF THE PESTICIDES CREATE A FOG THAT LINGERS IN THE AIR AND MAY BE THE CAUSE OF FORESTS DYING IN EUROPE AND AMERICA
2. **AIR QUALITY:** These large grows put off a stench that will permeate the area and has impacted the HEALTH of residence who live near large grows in the Santa Barbara area with reported complaints of eyes watering, headaches, tightness in the chest. The actual longterm impact on health may not be known at this time from ongoing exposure.
3. **LOSS OF NATURAL BEAUTY:** There will be the equivalent of 17 football fields of plastic covering some of the most beautiful land in the area.
4. **LIGHT POLLUTION:** The night sky will be lit up from the glow of the intense lights used and this will be seen for miles around.
5. **LOSS OF PRIME AG LAND:** 70,000 SQ FT of AG land will be covered with concrete for structures as well as 23 acres of AG land covers with hoop houses and leveled using sand which will impact the soil.
6. **SCHOOLS AND UNKNOWN IMPACT ON CHILDREN:** There are 4 schools within a 1-mile radius of the huge grow. We have no idea how the off gassing of the grow the huge use of pesticides will impact them as they play out side.
7. **INCREASED TRAFFIC AND NOISE:** With all of the proposed projects to be built, there will be 1,000 additional trips/day at Alliance and Foster. There will be fans running day and night with no consideration for how it will impact people living in the area or the impact on wildlife.
8. **DEVALUATION OF PROPERTY VALUSE AND QUALITY OF LIFE:** The ARCATA BOTTOMS are a place of beauty and are to be cherished. We love living here. The diversity of wildlife is a big draw. We have people coming into the area just to go birdwatching. This kind of tourism has little environment impact and brings money to our area. Due to the loss of the beauty of the land, the pollution by the grow we will see our property values decrease. Who would want to purchase property close to these grows or consider this place as a destination of natural beauty?
9. **WATER USAGE:** It is estimated that over 26 million gallons of water will be used each year in this project. This will deeply impact local wells and cause salt water intrusion. With water quality already a global issues shouldn't we be very concerned about this? Protecting our water resources must be prioritized.

WE DEMAND AN ENVIRONMENTAL IMPACT REVIEW IS DONE TO SEE THE REAL IMPACT THESE PROPOSED LARGE GROWS WILL HAVE ON OUR COMMUNITY.

Sincerely,

Residence of the Windsong Community:

Monica Simms
John Helie
Lynn and Ron Erickson
Bonita and Bob Peck
Caryn Lowe
Sondra Sommer
Kiernan and Joy Powers